

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	28
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD238
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,097.44
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	438.05	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-608-269

<b>Style of Home:</b>	Penthouse,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	58 - Total Units in Strata: 58
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Courtyard
<b>Mgmt. Company:</b>	Ascent
<b>Complex / Subdiv:</b>	Westham Lane
<b>Services Connected:</b>	Community,Electricity,Natural Gas
<b>Legal:</b>	STRATA LOT 50, PLAN LMS2591, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Drapes/Window Coverings,Freezer,Garage Door Opener,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'9 x 8'3			
Main	Living Room	16'11 x 11'8			
Main	Kitchen	9'10 x 8'			
Main	Primary Bedroom	15'5 x 11'3			
Main	Walk-In Closet	5'2 x 5'2			
Main	Bedroom	10'10 x 9'10			
Main	Foyer	5'6 x 4'3			

<b>Finished Floor (Main):</b>	954 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	954 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	954 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Top Floor in desirable Westham Lane. Beautiful move in ready, 2 beds 2 bath, bonus split bedroom plan. 954 sqft approx. with an Open Floor plan with spacious dining room, living room has a beautiful gas fireplace. Features include; Kitchen & bathrooms have updated countertops, updated flooring & modern colour scheme. Large primary bedroom with walk-in-closet and ensuite. Covered sundeck off living room, quiet side of the building overlooking the courtyard, great for BBQing, reading a book or just relaxing. Fabulous location, walk to shopping, transit, restaurants or Village amenities. .